

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 50.3121 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN P.M. SMITH SURVEY, ABSTRACT NO. 1170, CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION (ETJ), DENTON COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO DOUBLE EAGLE TH LLC RECORDED IN INSTRUMENT NO. 2022-76698 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND APPROXIMATELY 16.9502 ACRES OF STREET AND RAILWAY RIGHT-OF-WAY IN THE PLEASANT M. SMITH SURVEY, ABSTRACT NO. 1170, AND THE R. MATANY SURVEY, ABSTRACT NO. 878, CITY OF FORT WORTH ETJ, DENTON COUNTY, TEXAS; SAID TRACT BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 IN DEED WITHOUT WARRANTY TO WPRR, L.P. RECORDED IN INSTRUMENT NUMBER 2017-121722, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, (CASE NO. AX-25-004) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Fort Worth ("City") has received a petition in writing from Double Eagle TH, LLC. ("Owner"), requesting the full-purpose annexation of 50.3121 acres of land as described in Exhibit A, attached (the "Property"); and

**WHEREAS**, the hereinafter described Property is in the City's extraterritorial jurisdiction and is adjacent to and adjoins the City; and

**WHEREAS**, Subchapter C-3 of the Texas Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation; and

**WHEREAS**, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, the Owners and the City negotiated and entered into a written agreement, City Secretary Contract No. \_\_\_\_\_, for the provisions of municipal services in the area; and

**WHEREAS**, the Property is contiguous to 16.9502 acres of county road (Blue Mound Road) and railway rights-of-way; and

**WHEREAS**, in accordance with Section 43.1056 of the Texas Local Government Code, the City may annex with the area to be annexed under Subchapter C-3 the right-of

way of a street, highway, alley, or other public way or of a railway line, spur or road bed that is contiguous to the area being annexed; and

**WHEREAS**, the City conducted one public hearing at which members of the public who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Local Government Code on October 21, 2025, at 6:00 p.m., at the City Council Chamber; and

**WHEREAS**, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

#### **SECTION 1.**

That all portions of the Property, comprising approximately 50.3121 acres of land, are hereby annexed to the City of Fort Worth as a part of the City for all municipal purposes, and the City limits are extended to include such Property being all that certain land particularly described on Exhibit A, attached hereto and expressly incorporated herein.

#### **SECTION 2.**

The above, described territory is shown on Map Exhibit A-1 attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

#### **SECTION 3.**

That all portions of the right-of-way of the street and railway line contiguous to the area being annexed collectively comprising approximately 16.9502 acres of land, are hereby annexed to the City of Fort Worth as a part of the City for all municipal purposes, and the City limits are extended to include such street and railway rights-of-way being all that certain land depicted as on Exhibits B-1, B-2, B-3, C-1 and C-2 and described on Exhibits B-1 attached to and incorporated in this ordinance for all purposes.

#### **SECTION 4.**

That the above described territory in sections 1 through 3 above are hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

**SECTION 5.**

That the Municipal Services Agreement attached hereto as Exhibit D is approved and incorporated into this ordinance for all purposes.

**SECTION 6.**  
**CUMULATIVE CLAUSE**

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

**SECTION 7.**  
**SEVERABILITY LAUSE**

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 8.**  
**SAVING CLAUSE**

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

**SECTION 9.**  
**EFFECTIVE DATE**

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Melinda Ramos  
Deputy City Attorney

\_\_\_\_\_  
Jannette S. Goodall  
City Secretary

ADOPTED AND EFFECTIVE: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION ANNEXATION EXHIBIT

BEING a 50.3121 acre (2,191,595 square foot) tract of land situated in the P.M. Smith Survey, Abstract No. 1170, City of Fort Worth Extraterritorial Jurisdiction, Denton County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Double Eagle TH LLC recorded in Instrument No. 2022-76898 of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a "+-" cut in concrete found in the northwest right-of-way line of Blue Mound Road (FM Road No. 156) (a 210-foot wide right-of-way, at this point); said point being the southeast corner of Lot 1, Block 1, Wilson Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-191 of said Official Public Records;

**THENCE** North 00°27'46" East, departing the said northwest line of Blue Mound Road and along the east line of said Lot 1, to and along the east line of Lot 1R, Block 1, Northwest I.S.D. Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet U, Page 188 of the Plat Records of Denton County, Texas, a distance of 2,259.38 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the south right-of-way line of Texan Drive (an 80-foot wide right-of-way);

**THENCE** South 89°35'13" East, along the said south line of Texan Drive, a distance of 1,085.65 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron rod found bears North 22°27" East, a distance of 1.3 feet;

**THENCE** along the east line of said Double Eagle TH LLC tract, the following five (5) calls:

South 12°33'30" West, a distance of 252.80 feet to a 1/2-inch iron rod with "BSLS 10194160" cap found for corner;

South 12°40'48" West, a distance of 144.01 feet to a brass disc found for corner;

South 12°56'46" West, a distance of 394.60 feet to an aluminum disc found for corner;

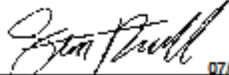
North 89°37'55" East, a distance of 509.08 feet to an aluminum disc stamped "TXDOT ROW" found for corner at the beginning of a non-tangent curve to the right with a radius of 2,191.83 feet, a central angle of 56°13'33", and a chord bearing and distance of South 44°07'04" West, 2,065.62 feet; said point being in the said northwest line of Bluemound Road;

In a southwesterly direction, with the said northwest line of Bluemound Road and with said non-tangent curve to the right, an arc distance of 2,150.89 feet to the **POINT OF BEGINNING** and containing 2,191,595 square feet or 50.3121 acres of land, more or less.

### NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the annexation tract.

  
07/28/2025  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
110 N. COLLEGE AVENUE,  
SUITE 1800  
TYLER, TEXAS 75702  
PH. 903-617-5839  
StanC.Russell@Kimley-Horn.com



ANNEXATION EXHIBIT  
PLEASANT M. SMITH SURVEY,  
ABSTRACT No. 1170  
CITY OF FORT WORTH ETJ  
DENTON COUNTY, TEXAS

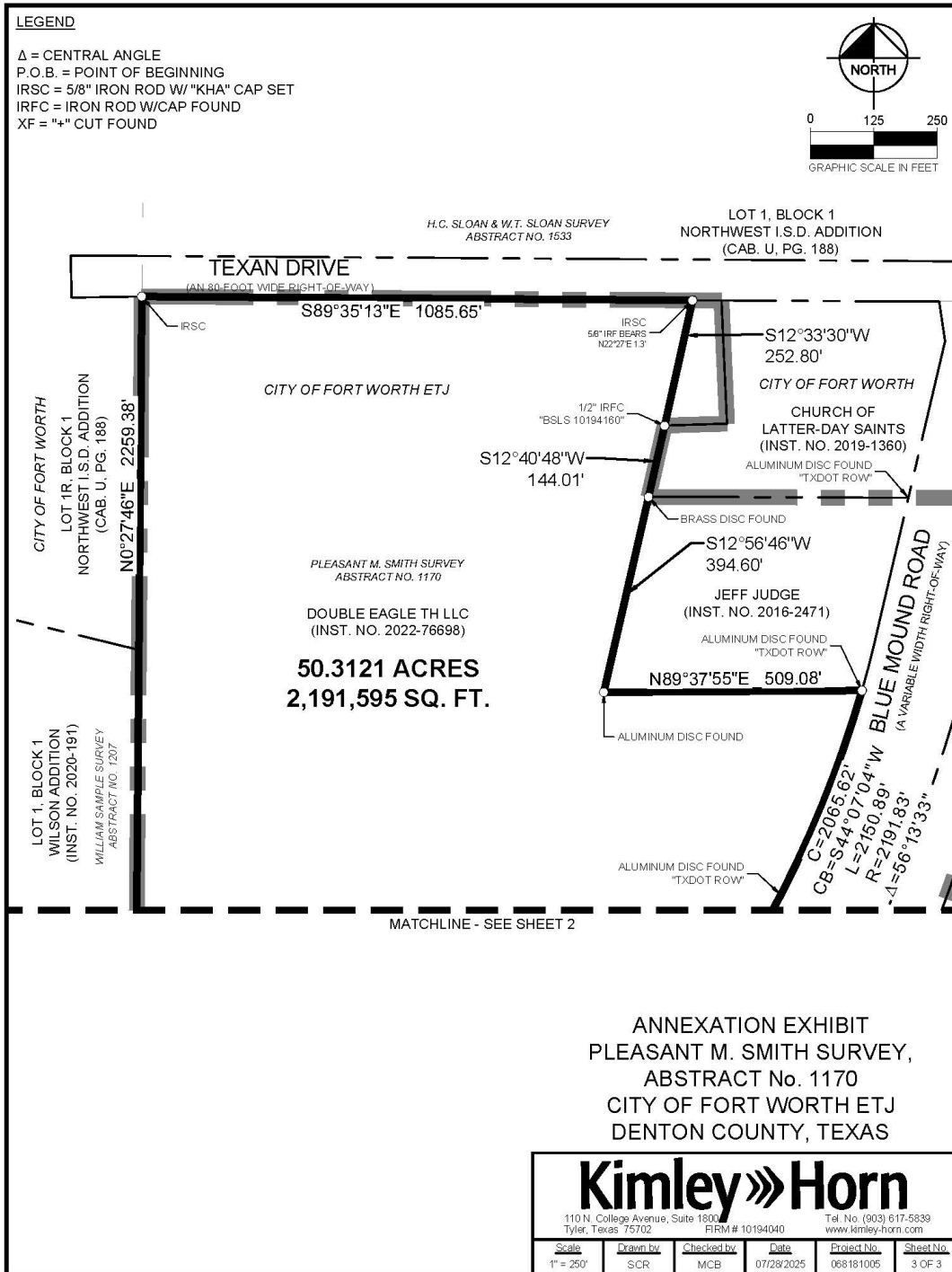
**Kimley»Horn**

110 N. College Avenue, Suite 1800  
Tyler, Texas 75702  
FIRM # 10194040  
Tel. No. (903) 617-5839  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | SCR      | MCB        | 07/29/2025 | 066181005   | 1 OF 3    |

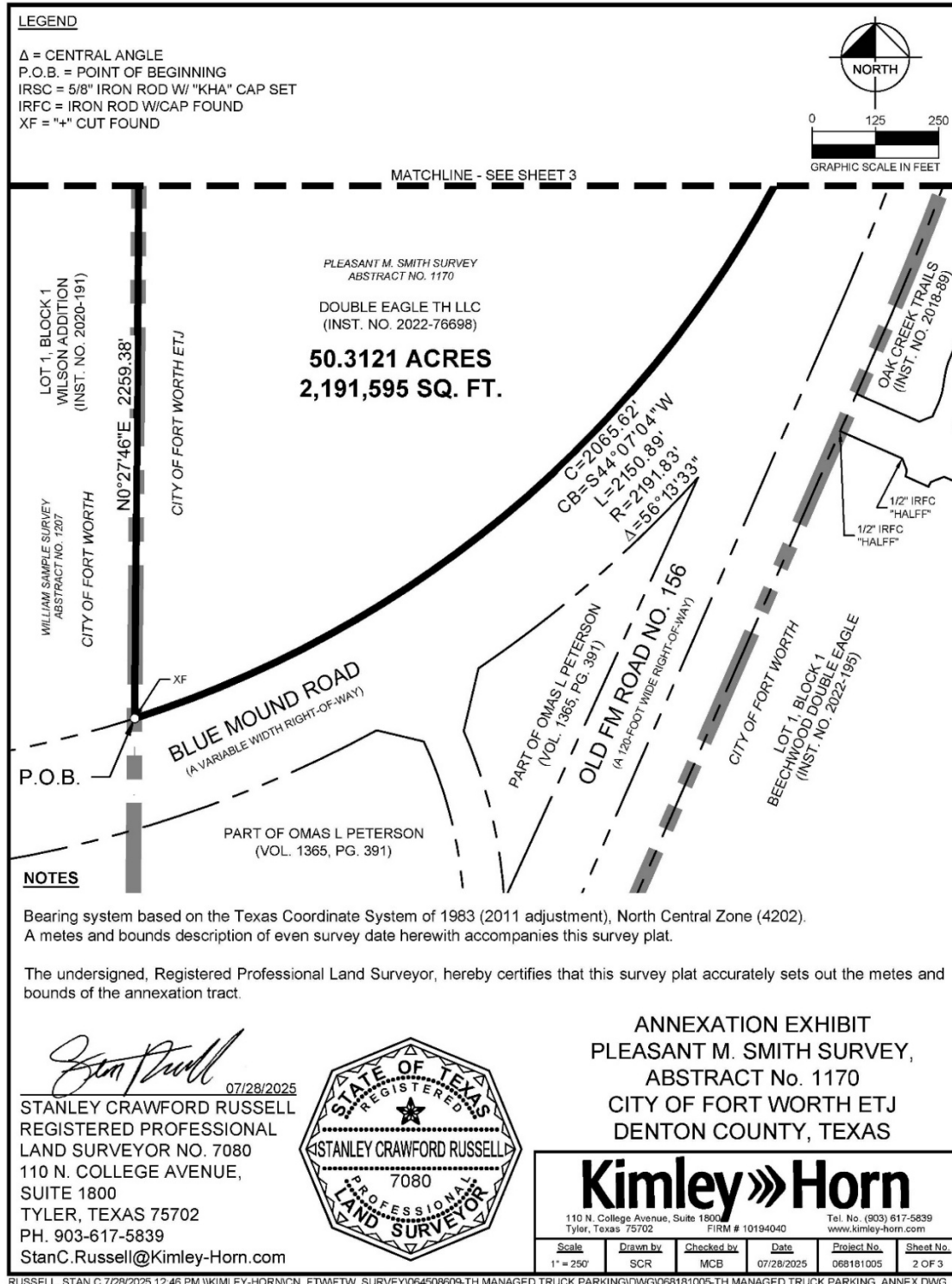
RUSSELL, STAN C 7/28/2025 12:46 PM \\KIMLEY-HORN\NCTW\_FTW\_SURVEY\064508609-TH MANAGED TRUCK PARKING\DWG\066181005-TH MANAGED TRUCK PARKING\_ANNEX.DWG

# EXHIBIT A-1



RUSSELL, STAN C 7/28/2025 12:46 PM \\KIMLEY-HORN\CN\_FT\WFTW\_SURVEY\0645086009-TH MANAGED TRUCK PARKING\DWG\068181005-TH MANAGED TRUCK PARKING\_ANNEX.DWG

**Exhibit A-1**  
(Continued)



**Exhibit B-1**  
**(Blue Mound Road)**

**LEGAL DESCRIPTION**  
**ANNEXATION EXHIBIT**

**BEING** a 13.3960 acre (583,530 square foot) tract of land situated in the Pleasant M. Smith Survey, Abstract No. 1170, City of Fort Worth ETJ, Denton County, Texas; said tract being a portion of Blue Mound Road (a variable width right-of-way); said tract being more particularly described as follows:

**BEGINNING** at an aluminum disk found stamped "TxDOT ROW" being the southeast corner of a tract of land described in Warranty Deed to The Church of Jesus Christ of Latter-day Saints recorded in Instrument Number 2019-1360, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and the southwest corner of a tract of land described in Deed to the State of Texas recorded in Instrument Number 2014-102745, O.P.R.D.C.T.; said point also being in the west right-of-way line of said Blue Mound Road;

**THENCE** South 89°46'43" East, departing said west right-of-way line of Blue Mound Road, along the south line of said State of Texas tract, a distance of 205.80 feet to a point for corner in the east right-of-way line of said Blue Mound Road and the west right-of-way line of a tract of land described as Tract 2 in Deed Without Warranty to WPRR, L.P. recorded in Instrument Number 2017-121722, O.P.R.D.C.T.;

**THENCE** along the said east right-of-way line of Blue Mound Road the following five (5) courses and distances:

South 12°59'18" West, along said west right-of-way line of Tract 2, a distance of 21.21 feet to a point at the beginning of a non-tangent curve to the right;

In a southerly direction, continuing along said west right-of-way line of Tract 2, with said non-tangent curve to the right, with a radius of 5,912.58 feet, a central angle of 11°14'06", and a chord bearing and distance of South 18°37'54" West, 1,157.54 feet and an arc distance of 1,159.39 feet to a point for corner;

South 23°42'28" West, a distance of 346.96 feet to a point for corner;

North 66°17'32" West, a distance of 120.00 feet to a point at the beginning of a non-tangent curve to the right;

In a southwesterly direction, with said non-tangent curve to the right, with a radius of 2,401.83 feet, a central angle of 31°42'16", and a chord bearing and distance of South 58°01'16" West, 1,312.15 feet, and an arc distance of 1,329.05 feet to a point for corner being the northeast corner of a tract of land described in Special Warranty Deed to Victaulic Company recorded in Instrument Number 2023-129169, O.P.R.D.C.T. and the southeast corner of a tract of land described in General Warranty Deed to the City of Fort Worth recorded in Instrument Number 2006-62175, O.P.R.D.C.T.;

**THENCE** North 00°27'46" East, along the east line of said City of Fort Worth tract, a distance of 220.05 feet to an "X" cut found being the southeast corner of Lot 1, Block 1, Wilson Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument Number 2020-191, O.P.R.D.C.T. and also being in said west right-of-way line of Blue Mound Road; said "X" cut also being at the beginning of a non-tangent curve to the left;

**THENCE** along said west right-of-way line of Blue Mound Road the following three (3) courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, with a radius of 2,191.83 feet, a central angle of 56°13'32", and a chord bearing and distance of North 44°07'04" East, 2,065.62 feet and an arc distance of 2,150.89 feet to a point at the beginning of a non-tangent curve to the left;

In a northerly direction, with said non-tangent curve to the left, with a radius of 2,283.04 feet, a central angle of 03°47'14", and a chord bearing and distance of North 14°02'42" East, 150.88 feet and an arc distance of 150.90 feet to a point at the beginning of a non-tangent curve to the right;

In a northerly direction, with said non-tangent curve to the right, with a radius of 278,510.60 feet, a central angle of 00°02'58", and a chord bearing and distance of North 13°13'24" East, 239.71 feet and an arc distance of 239.71 feet to the **POINT OF BEGINNING** and containing 583,530 square feet or 13.3960 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the annexation tract.

  
09/18/2025  
**STANLEY CRAWFORD RUSSELL**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
110 N. COLLEGE AVENUE,  
SUITE 1800  
TYLER, TEXAS 75702  
PH. 903-617-5839  
StanC.Russell@Kimley-Horn.com



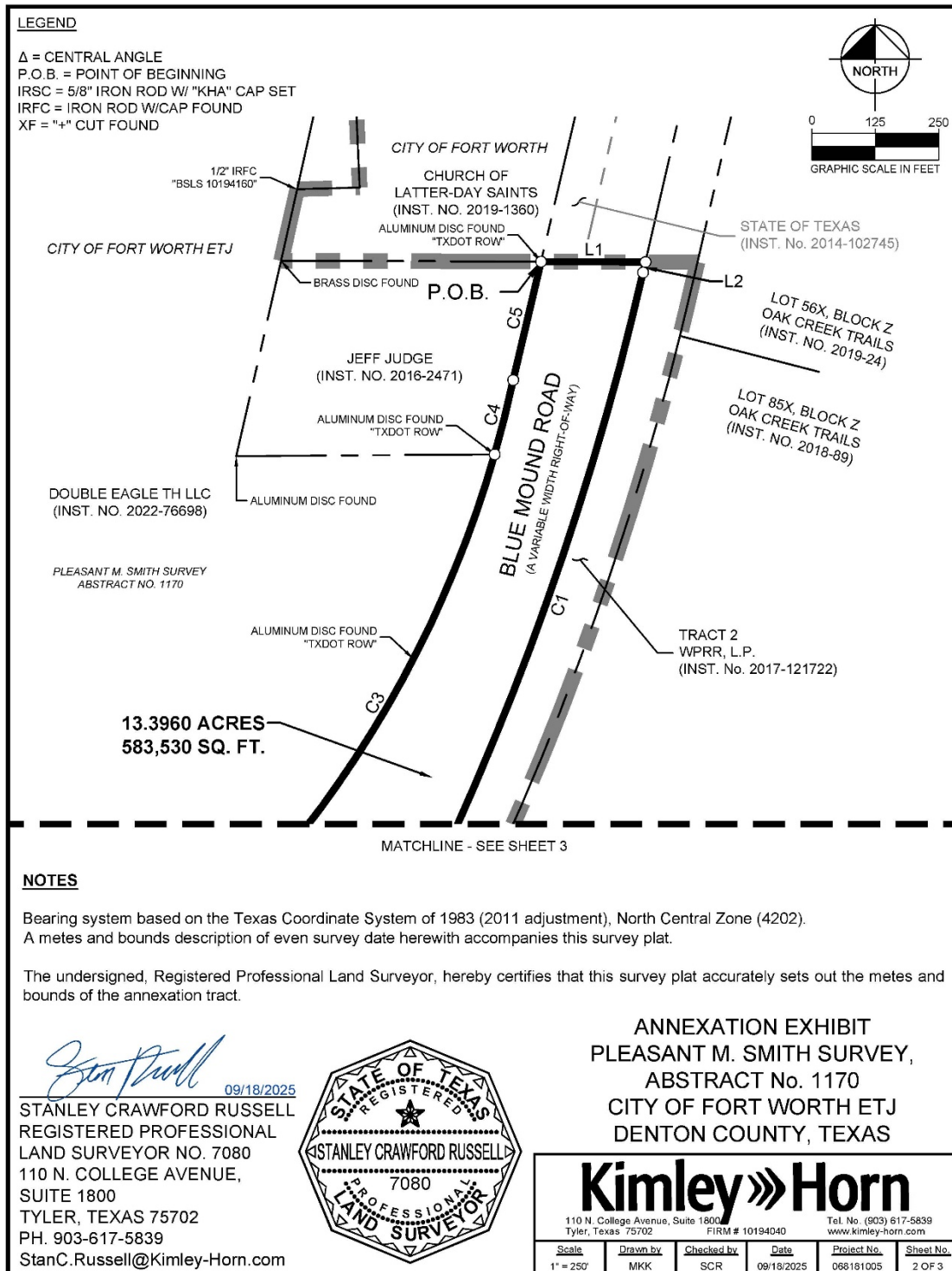
**ANNEXATION EXHIBIT**  
**PLEASANT M. SMITH SURVEY,**  
**ABSTRACT No. 1170**  
**CITY OF FORT WORTH ETJ**  
**DENTON COUNTY, TEXAS**

**Kimley»Horn**  
110 N. College Avenue, Suite 1800  
Tyler, Texas 75702  
FIRM # 10194040  
Tel. No. (903) 617-5839  
www.kimley-horn.com

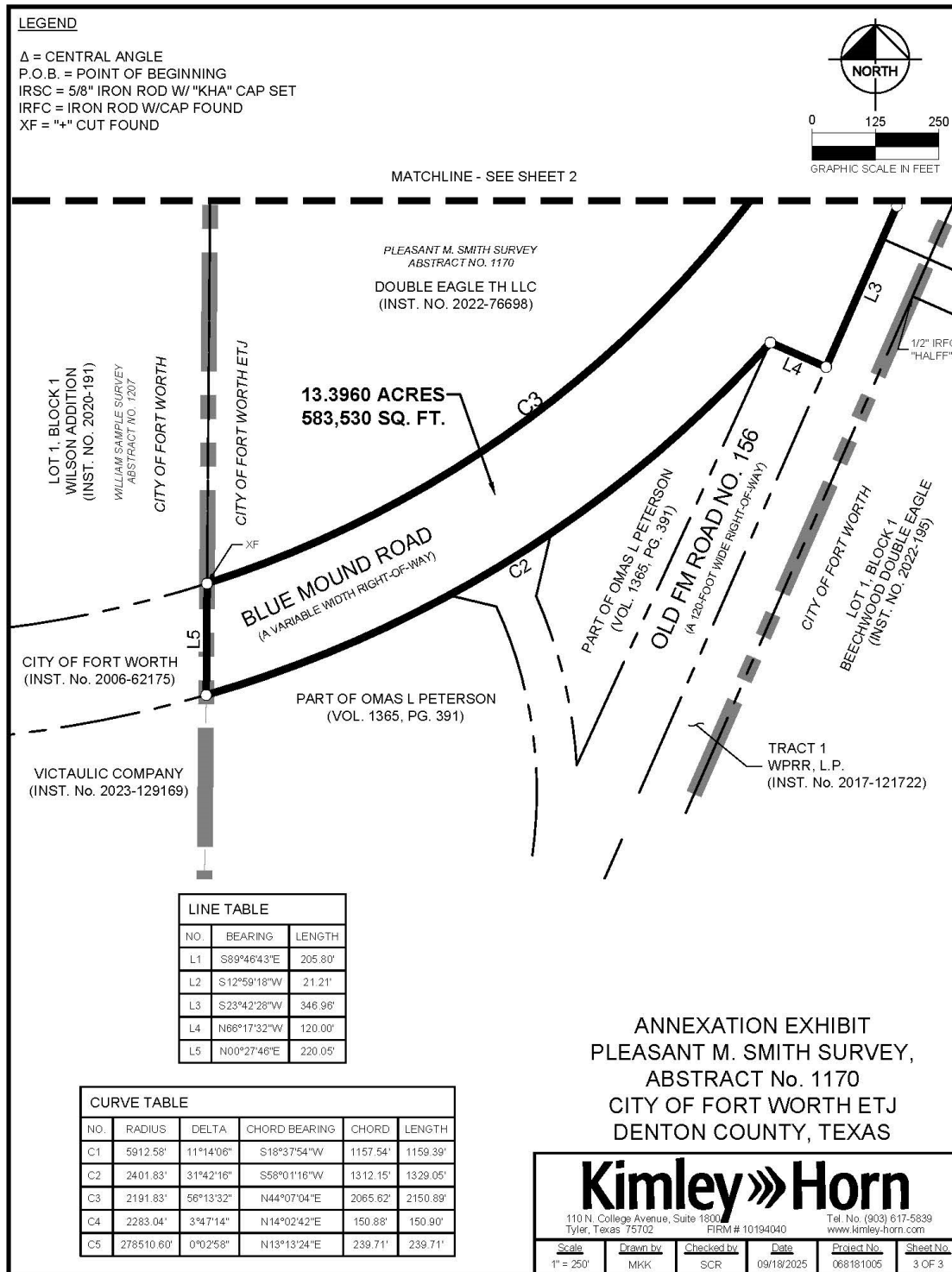
| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | MKK      | SCR        | 09/18/2025 | 068181005   | 1 OF 3    |

RUSSELL, STAN C 9/18/2025 12:08 PM K:\FTW\_SURVEY\064508609-TH MANAGED TRUCK PARKING\DWG\068181005-TH MANAGED TRUCK PARKING\_TXDOT ANNEX.DWG

# **Exhibit B-2** (Blue Mound Road)



# **Exhibit B-3** (Blue Mound Road)



RUSSELL, STAN C 9/18/2025 12:08 PM K:\FTW\_SURVEY\064508609-TH MANAGED TRUCK PARKING\DWG\068181005-TH MANAGED TRUCK PARKING\_TXDOT ANNEX.DWG

**Exhibit C-1**  
**(Railway)**

**LEGAL DESCRIPTION**  
**ANNEXATION EXHIBIT**

**BEING** a 3.5542 acre (154,823 square foot) tract of land situated in the Pleasant M. Smith Survey, Abstract No. 1170, and the R. Matany Survey, Abstract No. 878, City of Fort Worth ETJ, Denton County, Texas; said tract being a portion of those tracts of land described as Tract 1 and Tract 2 in Deed Without Warranty to WPRR, L.P. recorded in Instrument Number 2017-121722, Official Public Records, Denton County, Texas (O.P.R.D.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a point for corner being the west right-of-way line of said Tract 2 and in the east right-of-way line of Blue Mound Road (a variable width right-of-way); from which an aluminum disk found stamped "TxDOT ROW" being the southeast corner of a tract of land described in Warranty Deed to The Church of Jesus Christ of Latter-day Saints recorded in Instrument Number 2019-1360, O.P.R.D.C.T. and the southwest corner of a tract of land described in Deed to The State of Texas recorded in Instrument Number 2017-102745, O.P.R.D.C.T. bears North 89°46'42" West, a distance of 205.80 feet;

**THENCE** South 89°46'43" East, departing said east right-of-way line of Blue Mound Road and said west right-of-way line of said Tract 2, a distance of 102.39 feet to a point for corner at the beginning of a non-tangent curve to the right; said point being the northeast corner of said Tract 2;

**THENCE** In a southerly direction, along the east right-of-way line of said Tract 2, with said non-tangent curve to the right, with a radius of 6,012.58 feet, a central angle of 11°38'55", and a chord bearing and distance of South 18°25'14" West, 1,220.30 feet and an arc distance of 1,222.41 feet to a point for corner;

**THENCE** South 23°42'28" West, continuing along said east right-of-way line of Tract 2, a distance of 346.49 feet to a point for corner in the east right-of-way line of said Tract 1; from which a 1/2" iron rod found with a cap stamped "HALFF" being the north corner of Lot 1, Block 1, Beechwood Double Eagle, an addition to the City of Fort Worth according to the plat recorded in Instrument Number 2022-195, O.P.R.D.C.T. bears North 23°42'28" East, a distance of 195.86 feet;

**THENCE** North 66°17'32" West, a distance of 100.00 feet to a point for corner in the west right-of-way line of said Tract 1;

**THENCE** along the west right-of-way line of said Tract 1 and Tract 2 the following three (3) courses and distances:

North 23°42'28" East, a distance of 346.96 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a northerly direction, with said non-tangent curve to the left, with a radius of 5,912.58 feet, a central angle of 11°14'06", and a chord bearing and distance of North 18°37'54" East, 1,157.54 feet and an arc distance of 1,159.39 feet to a point for corner;

North 12°59'18" East, a distance of 21.21 feet to the **POINT OF BEGINNING** and containing 154,823 square feet or 3.5542 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the annexation tract.

  
09/18/2025  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
110 N. COLLEGE AVENUE,  
SUITE 1800  
TYLER, TEXAS 75702  
PH. 903-617-5839  
StanC.Russell@Kimley-Horn.com



ANNEXATION EXHIBIT  
PLEASANT M. SMITH SURVEY,  
ABSTRACT No. 1170,  
R. MATANY SURVEY,  
ABSTRACT No. 878  
CITY OF FORT WORTH ETJ  
DENTON COUNTY, TEXAS

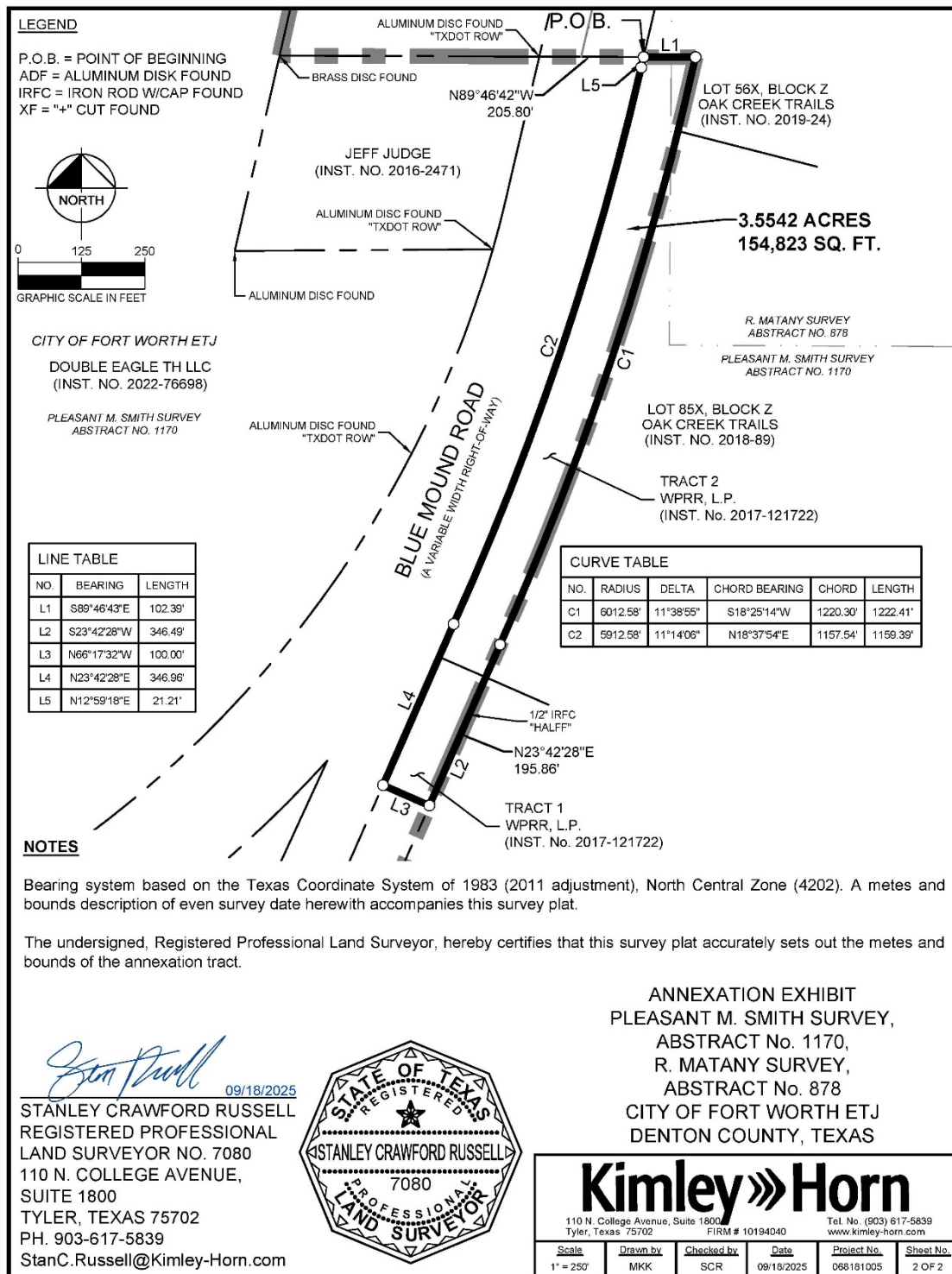
**Kimley»Horn**

110 N. College Avenue, Suite 1800  
Tyler, Texas 75702 FIRM # 10194040 Tel. No. (903) 617-5839  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | MKK      | SCR        | 09/18/2025 | 066181005   | 1 OF 2    |

RUSSELL, STAN C 9/18/2025 12:05 PM K:\FTW\_SURVEY\064508609-TH MANAGED TRUCK PARKING\DWG\066181005-TH MANAGED TRUCK PARKING\_WPRR ANNEX.DWG

# Exhibit C-2 (Railway)



**Exhibit D**  
**Municipal Services Agreement**  
**(to be inserted upon full execution by all parties)**